

**CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL**

August 4, 2025

6:00 PM

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/88001588518>

Or to use iPhone one-tap:

[dial 1- 301-715-8592—if \(88001588518#\)](tel:301-715-8592)

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Or for Telephone Dial any of the following:

[305 224 1968](tel:305-224-1968) or [301 715 8592](tel:301-715-8592)

[309 205 3325](tel:309-205-3325) or [646 558 8656](tel:646-558-8656)

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Webinar ID: [880 0158 8518](https://NewarkNJ.zoom.us/j/88001588518)

International numbers available at: <https://NewarkNJ.zoom.us/u/kejINSbDHF>

Access to Project Files: [August 4, 2025 Google Drive](#)

Open Public Meetings Act

Roll Call

Request for Adjournments

Agenda Items:

New Applications:

1.

Application: CPB-24-105

Premises: 331-345 Meeker Avenue

Block(s)/Lot(s) 3576: 18, 20, 22, 24

Ward: South

Applicant: Calo Development LLC

Attorney: Noemio Vellozzi

Project: In the R-2 Zone, the applicant proposes to subdivide the existing lot into eight (8) new lots. **Applicant is seeking 2 ‘c’ variances for insufficient lot size (2x). Major Subdivision Approval is required.**

Application was adjourned from March 10, 2025, May 5, 2025 and June 23, 2025.

2.

Application: CPB-25-27

Premises: 457-461 Washington Street

Block(s)/Lot(s) 115: 21, 22, 23

Ward: Central

Applicant: Washington St. Apartments LLC

Attorney: Elnardo Webster

Project: In the Lincoln Park Redevelopment Zone, the applicant proposes to construct a 6-story mixed-use building, consisting of 30 units, 688 square feet of ground floor retail space, and 7 off-street parking spaces. **Applicant is seeking 5 ‘c’ variance for exceeding maximum impervious lot coverage, exceeding maximum lot coverage by building, insufficient side yard setbacks (2x), and insufficient off-street parking. Site Plan Approval is required.**

3.

Application: CPB-25-41
Premises: 355-359 South 9th Street
Block(s)/Lot(s) 267: 26.01
Ward: Central
Applicant: 355 South 9th Street Holdings LLC
Attorney: Elnardo Webster
Project: In the R-3 Zone, the applicant proposes to subdivide the existing lot into two new lots. The existing single-family dwelling shall remain, and construction of a new 4r-family is proposed. **Applicant is seeking 7 ‘c’ variances for insufficient side yard setback, insufficient rear yard, exceeding maximum impervious lot coverage, insufficient building façade transparency (2x), exceeding driveway width to permit parking in front of façade. Minor Subdivision and Site Plan Approval is required.**

4.

Application: CPB-25-33
Premises: 250-252 Orange Street
Block(s)/Lot(s) 2853: 35
Ward: Central
Applicant: 134-138 Sussex Ave LLC
Attorney: Marsha Moore
Project: In the Broad Street Station Redevelopment Zone; Subdistrict B, the applicant proposes to construct a new 6-story multi-family residential building with 65 residential units, residential tenant amenities, along with associated site improvements. **Applicant is seeking 2 ‘c’ variances for insufficient ground floor height, and insufficient building façade transparency. Site Plan Approval is required.**

5.

Application: CPB-25-28
Premises: 780 Sanford Avenue
Block(s)/Lot(s) 4089: 36, 37, and 38
Ward: West
Owner: Edward Eid
Applicant: 780 Sanford Avenue LLC
Attorney: Roosevelt Donat
Project: In the C-1 Zone, the applicant proposes to construct a mixed development consisting of 5 residential floors with 45 apartments above the garage with residential amenities, and commercial space on the ground floor. **Applicant is seeking 10 ‘c’**

variances for insufficient rear yard setback, exceeding maximum impervious lot coverage, exceeding maximum lot coverage by building, insufficient ground floor height, insufficient ground floor façade transparency, insufficient front façade transparency (2x), insufficient side façade transparency, insufficient ground floor active ground floor requirements, and insufficient shade tree. Site Plan Approval is required.

Memorialization of Minutes:

July 7, 2025

Memorialization of Resolutions:

1. CPB-22-10 (20-24 Branford Place) – Extension
2. CPB-25-01 (348-370 Morris Avenue and 261 Bruce Street)
3. CPB-25-15 (18-20 Van Ness Place)
4. CPB-25-16 (508-516 Springfield Avenue)
5. CPB-25-35 (525-527 S 19th Street)
6. CPB-25-36 (529-531 S 19th Street)
7. CPB-24-98 (383-385 South 10th Street)

End of Meeting:

Next Meeting August 18, 2025